



Kitwells

Shenley, Radlett
Hertfordshire

A handsome four-bedroom home with beautiful period detailing, stables, walled garden and woodland, in a sought-after rural Hertfordshire setting

Kitwells, Woodhall Lane, Shenley, Radlett

Central Radlett and station 2.8 miles (London St. Pancras International 26 minutes),
St. Albans 6.5 miles, London Luton Airport 18.8 miles, M25 (Jct. 22) 1.5 miles,
M1 (Jct. 1) 2.2 miles,

Features:

Entrance hall | Drawing room | Sitting room | Dining room
Kitchen/breakfast room | Utility | 2 Cloakrooms
Principal bedroom with en suite bathroom
3 Further bedrooms with en suite bathrooms | Annexe office
Carport | Stables | Walled gardens | Woodland | EPC rating D

About 2.11 acres in all





The property

Kitwells is a stunning and spacious home, carefully re-built from an old estate workshop, potting shed and groom's accommodation. Set in mature grounds in a sought-after rural setting, just outside the popular commuter town of Radlett the property comprises more than 3,000 square feet, including four double, en suite bedrooms and three comfortable, flexible reception rooms, with a wealth of character detailing, including exposed timber beams and impressive brick-built fireplaces.

The main ground floor reception room is the 25ft drawing room, which has full-height windows across the length of one wall, looking out across the front gardens, with French doors opening to the rear. This impressive reception room is ideal for entertaining or relaxing as a family and features a vaulted ceiling with exposed timbers, and a handsome brick-built open fireplace. Additional reception rooms include the well-proportioned sitting room, which also has dual aspects and features tiled flooring and timber beams to the walls and ceiling. There is also a formal dining room, which adjoins the kitchen and breakfast room at the heart of the home. The kitchen itself is fitted with bespoke wooden units to base and wall level, as well as an Aga, while there is space for a breakfast table and French doors opening onto the walled gardens.

The ground floor has two well-presented double bedrooms, both of which are en suite. Separate staircases lead to the two upper level bedrooms, with the principal bedroom featuring an en suite bathroom with shower, and a dressing area, while the other generous first-floor bedroom has an en suite shower room.

Outside

The property is accessed via a shared lane, which winds gently around the woodland to the parking and turning area in front of the house, providing plenty of parking space for residents and guests alike. The courtyard area to the rear provides further parking, as well as access to the carport and detached stable block. The carport has an annexe to its first floor, accessed via an external staircase, which is ideal for use as a home office or studio space. The walled gardens include a large terraced area across the south west of the house, ideal for al fresco dining, with an extensive lawn beyond studded with a selection of productive fruit trees





including apple, pear, plum and fig. Adjoining the stable block is a further lawned area with an ornamental pond beyond which lies a parcel of mixed, deciduous and evergreen woodland.

Location

The sought-after town of Radlett offers a good range of day-to-day amenities including a church, local shops, small supermarkets, restaurants, public houses, a GP surgery, recreation ground, The Radlett Centre, a vibrant local theatre, popular infant and primary schools, a lawn tennis and squash club and golf at nearby Porter's Park. More extensive shopping, services and leisure facilities can be found in nearby Watford and St. Albans. Communications links are excellent: the town lies inside the M25 and enjoys easy access to the M1, Radlett mainline station provides regular services to central London in less than half an hour and both Luton and Heathrow Airports offer a wide range of domestic and international flights. The area offers a good selection of independent schools including Edge Grove, Radlett Prep, Aldenham, Haberdashers' Boys' and Girls' and Manor Lodge.

Directions

What3Words [///later.purely.tubes](https://later.purely.tubes) - brings you to the property's driveway

General

Local Authority: Hertsmere Borough Council Tel: 0208 2072277

Services: Mains water and electricity are connected to the property. Drainage is to a private, shared system. Oil fired underfloor central heating.

Broadband connection. Mobile Coverage/
Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

Tenure: The property is offered for sale freehold with vacant possession on completion.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not. NB A calor gas tank is located within the boundary the boundary of Kitwells which serves an adjoining property.

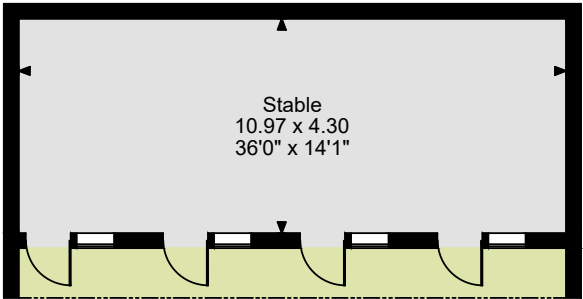
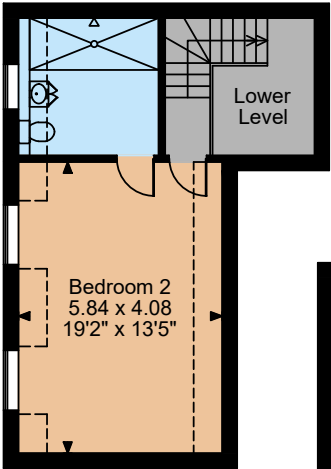
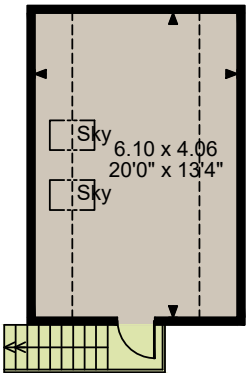
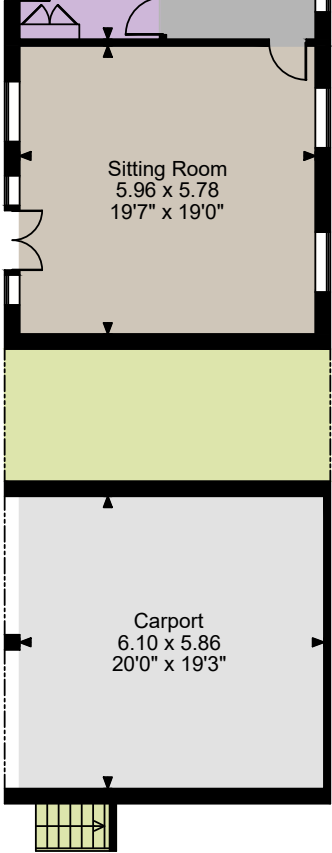
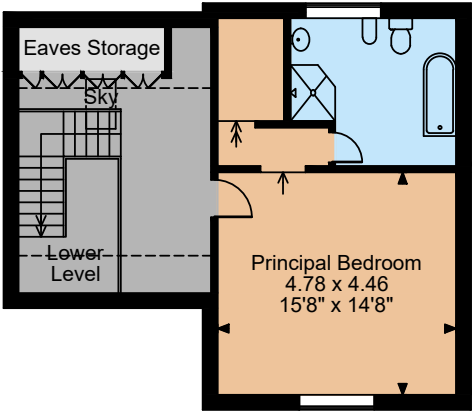
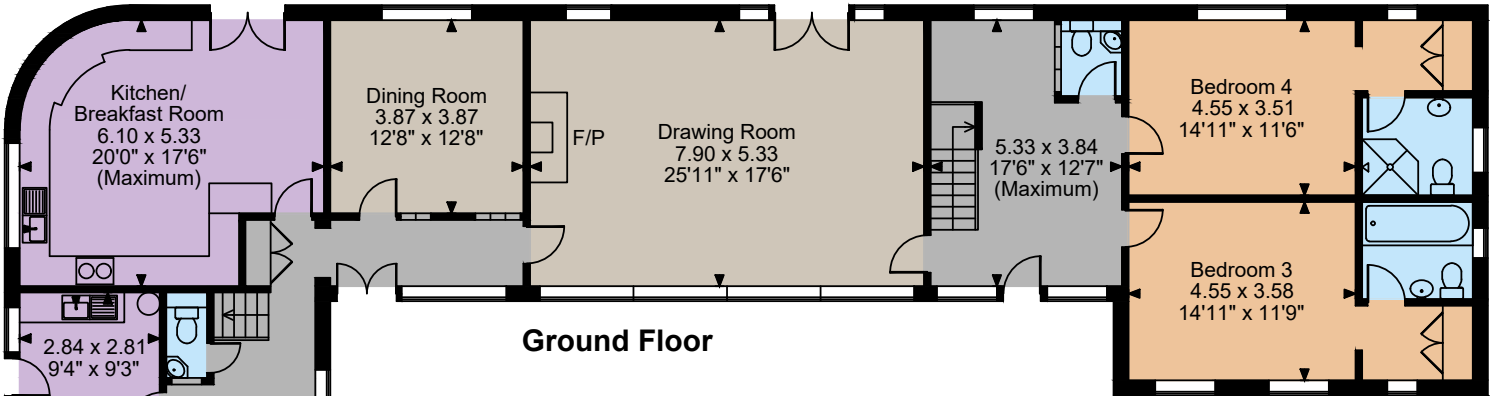
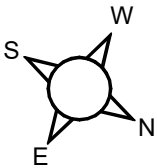
Overage Agreement: Purchasers are advised that there is an historic overage agreement on part of the woodland. Further information is available from the selling agents.

Guide Price: £3,000,000



Floorplans for Kitwells, Woodhall Lane, Radlett
Main House internal area 3,153 sq ft (293 sq m)
Carport internal area 385 sq ft (36 sq m)

Annexe internal area 167 sq ft (16 sq m)
Stable internal area 508 sq ft (47 sq m)
Total internal area 4,213 sq ft (391 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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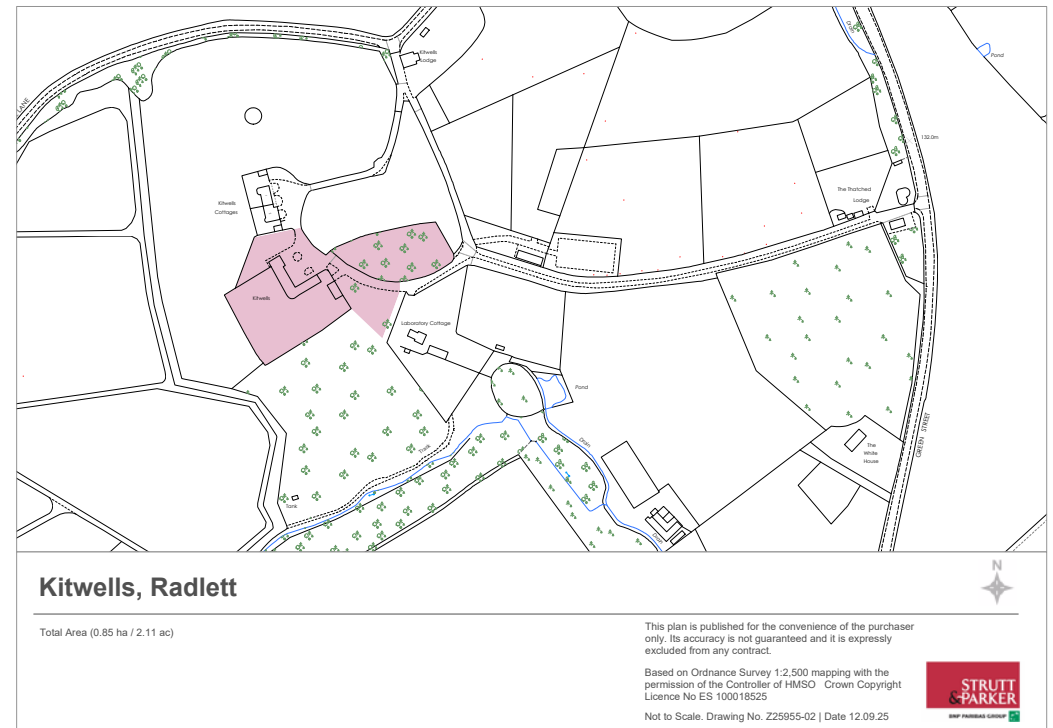
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